HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2010

New Home Market

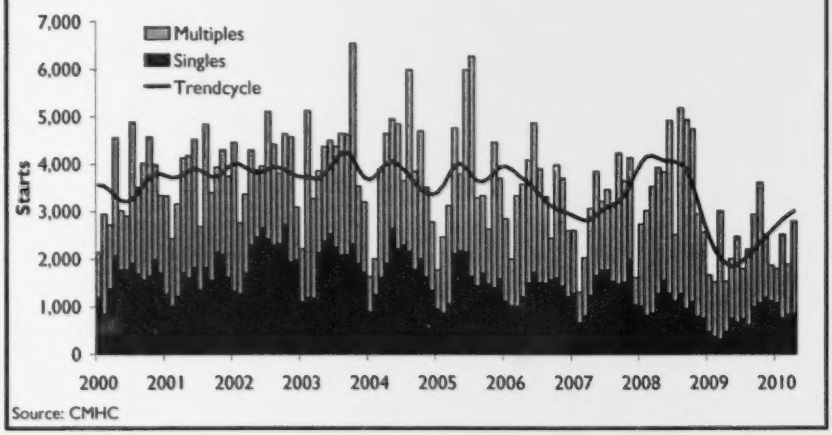
Housing Starts Up From Last Year

Housing Starts in the Greater Toronto Area (GTA) rose to 2,794 units in April, nearly doubling the low recorded in the same month last year. A rebound in high rise construction was behind last month's gain, while single-detached homes have been a driving force for starts over the past year. Construction of new singles is up by over 100 per cent year-to-date compared to the same period last year, whereas apartments are down 20 per cent.

High rise construction has been underperforming relative to low rise housing types. Apartments have represented about one-third of housing starts so far this year, which is

Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

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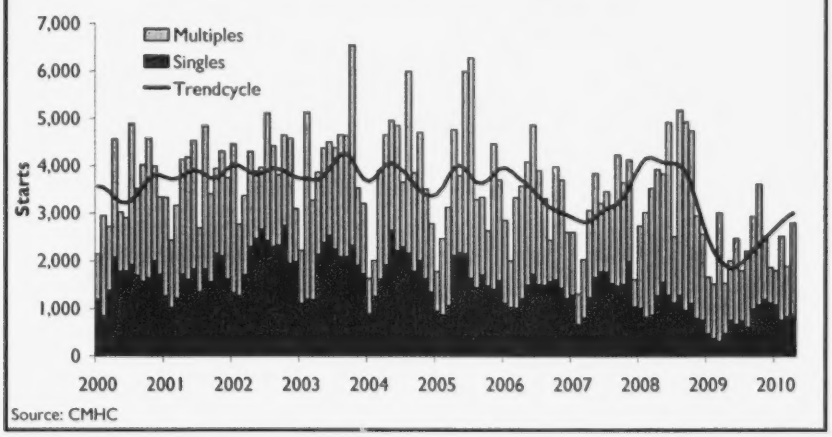
High rise construction has been underperforming relative to low rise housing types. Apartments have represented about one-third of housing starts so far this year, which is

Figure 1

Greater Toronto Area Housing Starts



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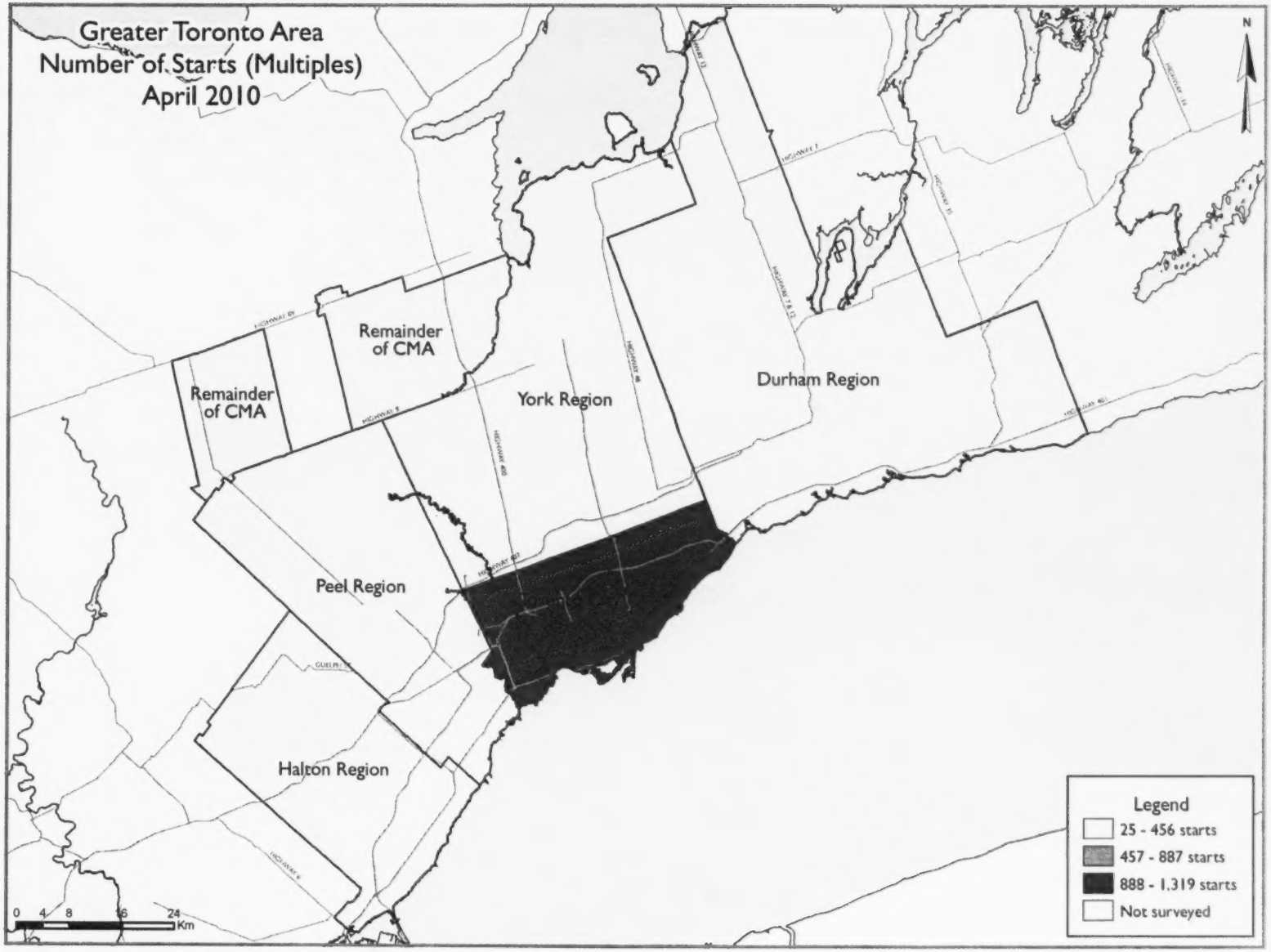
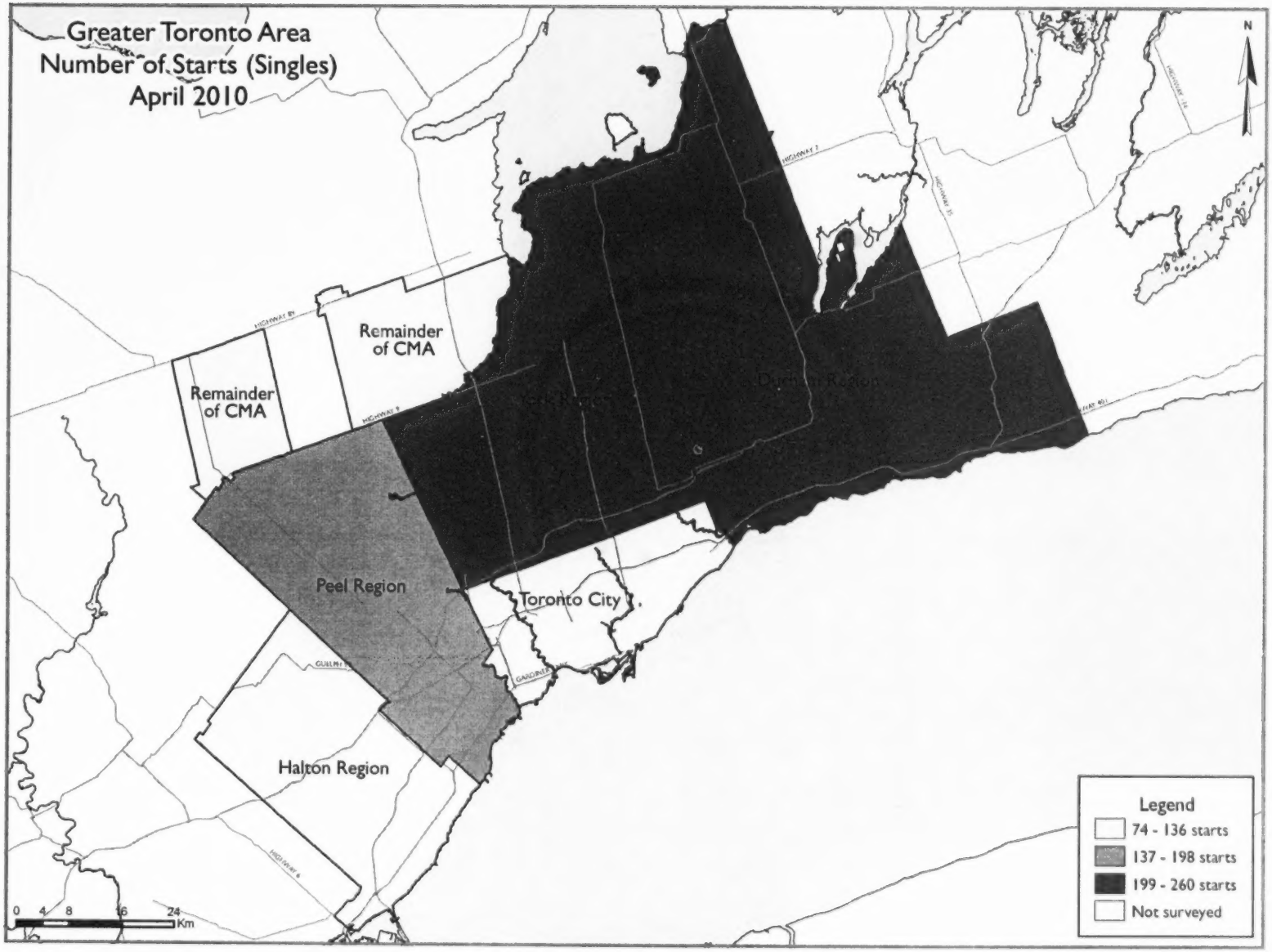
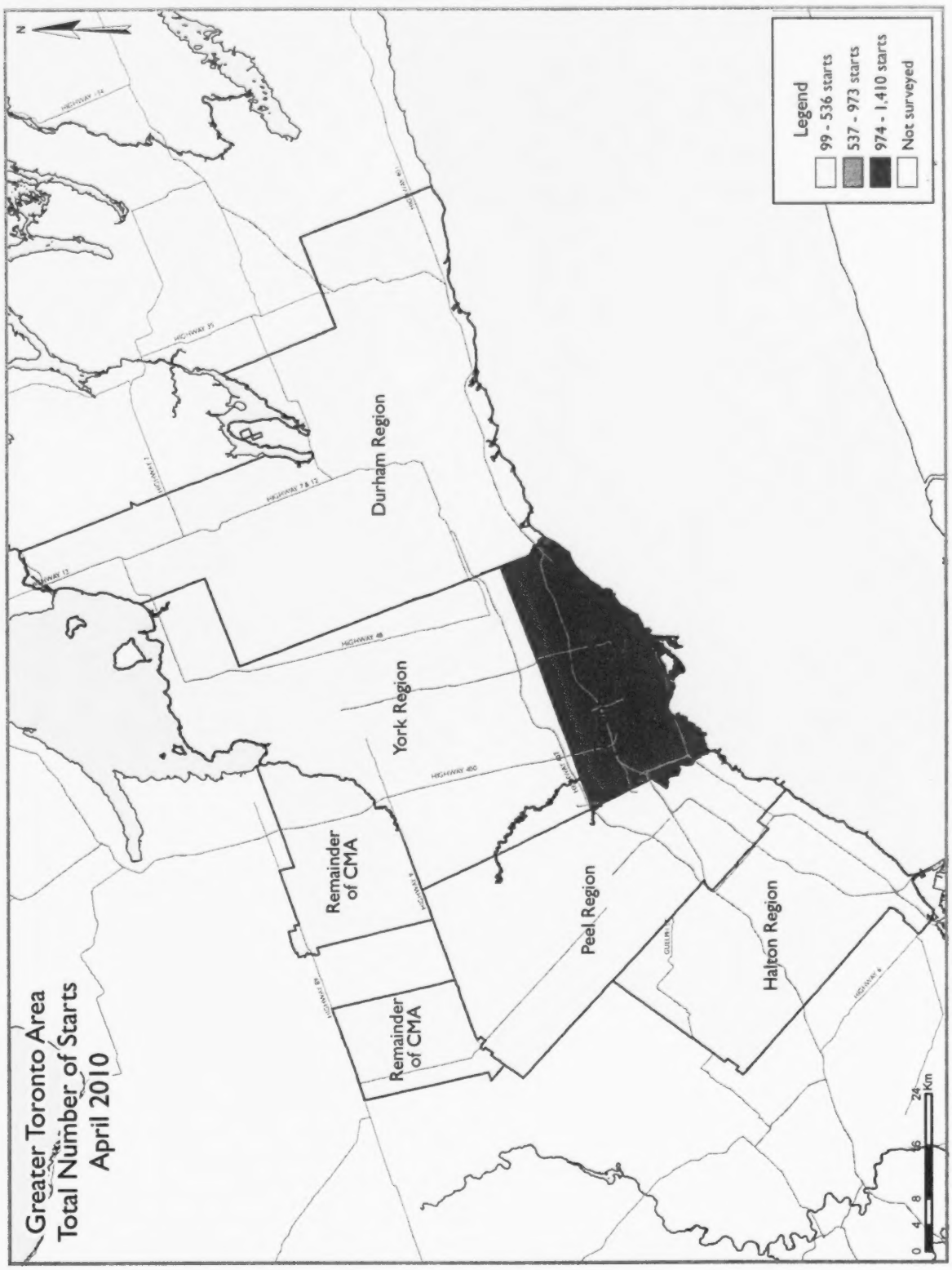
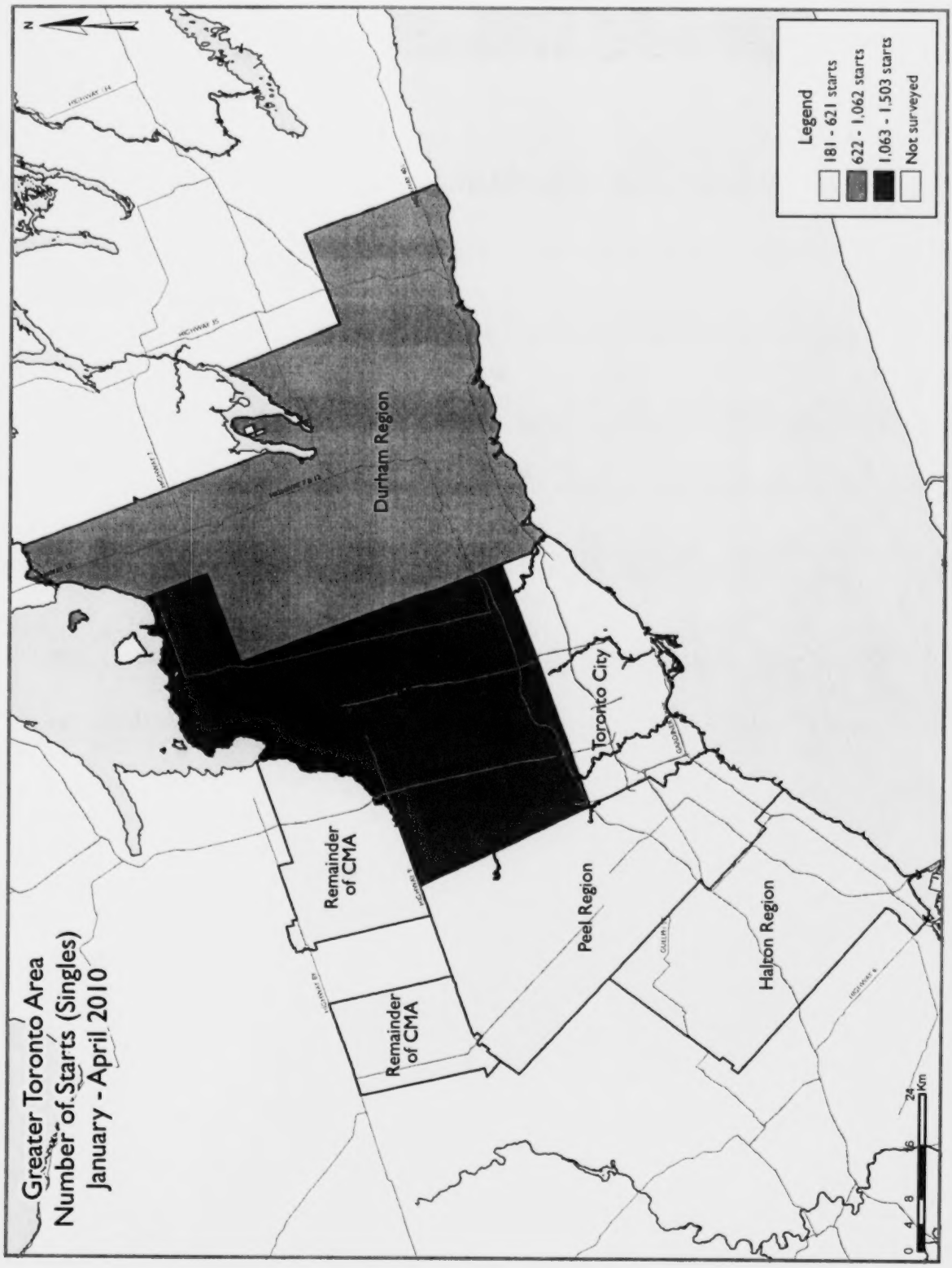
below the average of roughly one-half seen during the past couple years. However, recent sales data suggests that high rise starts will begin to take prominence. Single detached sales have been trending down since the fall of last year, meanwhile the high rise segment registered its best first quarter sales performance on record. Expect buyers to continue gravitating towards more affordable housing types as interest rates move higher.

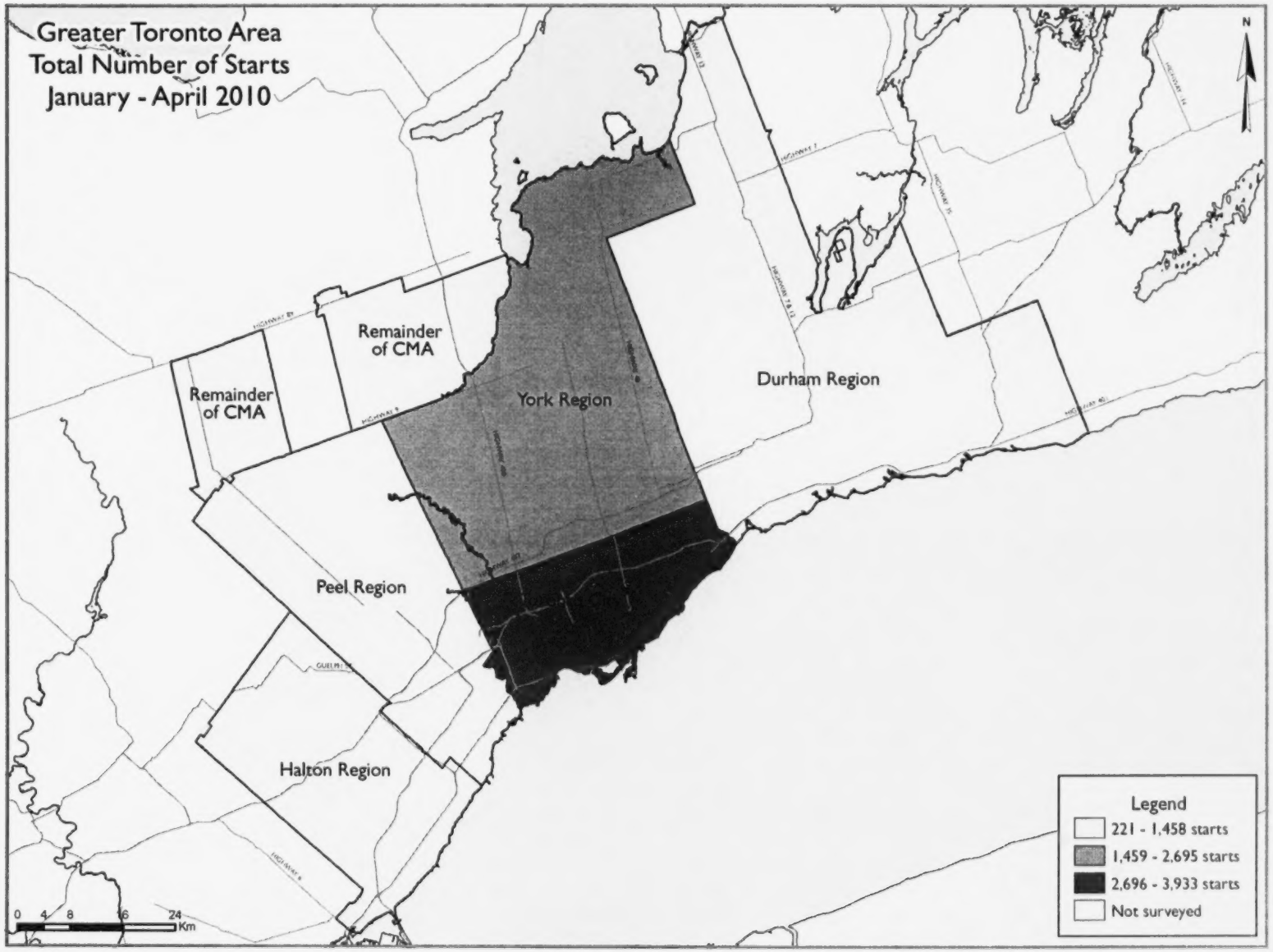

Greater Toronto Area
Number of Starts (Multiples)
April 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
Legend
25 - 456 starts
457 - 887 starts
888 - 1,319 starts
Not surveyed
0 4 8 16 24
Km


Greater Toronto Area
Number of Starts (Singles)
April 2010
N
Remainder of CMA
Remainder of CMA
Peel Region
Toronto City
Halton Region
Legend
74 - 136 starts
137 - 198 starts
199 - 260 starts
Not surveyed
0 4 8 16 24
Km


Greater Toronto Area
Total Number of Starts
April 2010
Legend
99 - 536 starts
537 - 973 starts
974 - 1,410 starts
Not surveyed
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 400
HIGHWAY 48
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 35
HIGHWAY 7
HIGHWAY 407
HIGHWAY 427
HIGHWAY 6
0 4 8 16 24 Km
N

Greater Toronto Area
Number of Starts (Multiples)
January - April 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
40 - 1,249 starts
1,250 - 2,459 starts
2,460 - 3,669 starts
Not surveyed
0 4 8 16 24
Km


Greater Toronto Area
Number of Starts (Singles)
January - April 2010
Legend
181 - 621 starts
622 - 1,062 starts
1,063 - 1,503 starts
Not surveyed
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
January - April 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24 Km
Legend
221 - 1,458 starts
1,459 - 2,695 starts
2,696 - 3,933 starts
Not surveyed

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2010	742	224	325	1	88	1,283	0	0	2,663
April 2009	438	126	170	2	78	373	0	120	1,307
% Change	69.4	77.8	91.2	-50.0	12.8	**	n/a	-100.0	103.7
Year-to-date 2010	3,115	484	870	8	332	2,800	14	709	8,332
Year-to-date 2009	1,532	556	523	26	299	4,145	0	130	7,211
% Change	103.3	-12.9	66.3	-69.2	11.0	-32.4	n/a	**	15.5
UNDER CONSTRUCTION									
April 2010	6,955	1,240	2,780	71	1,014	34,260	22	2,875	49,246
April 2009	5,625	1,548	2,158	82	1,296	34,447	0	1,637	46,793
% Change	23.6	-19.9	28.8	-13.4	-21.8	-0.5	n/a	75.6	5.2
COMPLETIONS									
April 2010	732	142	118	2	135	1,067	0	261	2,457
April 2009	781	322	168	8	206	2,435	16	3	3,939
% Change	-6.3	-55.9	-29.8	-75.0	-34.5	-56.2	-100.0	**	-37.6
Year-to-date 2010	2,677	600	300	24	186	3,414	0	486	7,687
Year-to-date 2009	3,170	846	779	18	499	5,681	16	150	11,159
% Change	-15.6	-29.1	-61.5	33.3	-62.7	-39.9	-100.0	**	-31.1
COMPLETED & NOT ABSORBED									
April 2010	421	34	98	7	24	736	23	321	1,664
April 2009	646	71	119	9	37	298	27	85	1,292
% Change	-34.8	-52.1	-17.6	-22.2	-35.1	147.0	-14.8	**	28.8
ABSORBED									
April 2010	722	141	96	2	136	707	0	27	1,831
April 2009	785	317	162	1	209	2 428	5	9	3,916
% Change	-8.0	-55.5	-40.7	100.0	-34.9	-70.9	-100.0	200.0	-53.2
Year-to-date 2010	2,681	603	340	23	183	2,973	3	79	6,885
Year-to-date 2009	3,131	830	744	9	483	5,676	5	124	11,002
% Change	-14.4	-27.3	-54.3	155.6	-62.1	-47.6	-40.0	-36.3	-37.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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Year-to-date 2010	3,115	484	870	8	332	2,800	14	709	8,332
Year-to-date 2009	1,532	556	523	26	299	4,145	0	130	7,211
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April 2010	6,955	1,240	2,780	71	1,014	34,260	22	2,875	49,246
April 2009	5,625	1,548	2,158	82	1,296	34,447	0	1,637	46,793
% Change	23.6	-19.9	28.8	-13.4	-21.8	-0.5	n/a	75.6	5.2
COMPLETIONS									
April 2010	732	142	118	2	135	1,067	0	261	2,457
April 2009	781	322	168	8	206	2,435	16	3	3,939
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COMPLETED & NOT ABSORBED									
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% Change	-8.0	-55.5	-40.7	100.0	-34.9	-70.9	-100.0	200.0	-53.2
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Year-to-date 2009	3,131	830	744	9	483	5,676	5	124	11,002
% Change	-14.4	-27.3	-54.3	155.6	-62.1	-47.6	-40.0	-36.3	-37.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2010	174	0	0	0	0	0	0	8	182
April 2009	54	0	0	0	5	0	0	0	59
% Change	**	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	**
Year-to-date 2010	502	0	6	0	0	0	0	8	516
Year-to-date 2009	122	0	0	0	5	0	0	0	127
% Change	**	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	**
UNDER CONSTRUCTION									
April 2010	835	2	70	0	90	18	0	50	1,065
April 2009	695	0	103	0	128	155	0	0	1,081
% Change	20.1	n/a	-32.0	n/a	-29.7	-88.4	n/a	n/a	-1.5
COMPLETIONS									
April 2010	99	0	0	0	4	0	0	0	103
April 2009	106	0	62	0	4	0	0	3	175
% Change	-6.6	n/a	-100.0	n/a	0.0	n/a	n/a	-100.0	-41.1
Year-to-date 2010	316	2	8	0	16	0	3	0	345
Year-to-date 2009	387	2	105	0	27	0	0	3	524
% Change	-18.3	0.0	-92.4	n/a	-40.7	n/a	n/a	-100.0	-34.2
COMPLETED & NOT ABSORBED									
April 2010	13	0	2	0	8	60	0	0	83
April 2009	27	0	42	0	31	51	0	0	151
% Change	-51.9	n/a	-95.2	n/a	-74.2	17.6	n/a	n/a	-45.0
ABSORBED									
April 2010	103	0	3	0	2	0	0	0	108
April 2009	111	0	54	0	5	3	0	3	176
% Change	-7.2	n/a	-94.4	n/a	-60.0	-100.0	n/a	-100.0	-38.6
Year-to-date 2010	317	2	13	0	21	1	3	0	357
Year-to-date 2009	405	2	94	0	38	3	0	3	545
% Change	-21.7	0.0	-86.2	n/a	-44.7	-66.7	n/a	-100.0	-34.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2010	859	240	304	0	100	1,283	0	8	2,794
April 2009	471	148	146	0	87	373	0	302	1,527
% Change	82.4	62.2	108.2	n/a	14.9	**	n/a	-97.4	83.0
Year-to-date 2010	3,496	548	866	2	366	2,982	14	717	8,991
Year-to-date 2009	1,601	572	488	0	325	4,235	0	494	7,715
% Change	118.4	-4.2	77.5	n/a	12.6	-29.6	n/a	45.1	16.5
UNDER CONSTRUCTION									
April 2010	7,643	1,332	2,779	27	1,175	34,785	22	3,077	50,869
April 2009	6,332	1,564	2,204	49	1,555	35,108	0	1,901	48,713
% Change	20.7	-14.8	26.1	-44.9	-24.4	-0.9	n/a	61.9	4.4
COMPLETIONS									
April 2010	823	172	118	0	139	1,067	0	261	2,580
April 2009	900	324	230	10	277	2,435	16	6	4,198
% Change	-8.6	-46.9	-48.7	-100.0	-49.8	-56.2	-100.0	**	-38.5
Year-to-date 2010	2,971	636	280	14	211	3,356	3	568	8,039
Year-to-date 2009	3,609	854	901	23	605	5,681	16	153	11,842
% Change	-17.7	-25.5	-68.9	-39.1	-65.1	-40.9	-81.3	**	-32.1
COMPLETED & NOT ABSORBED									
April 2010	446	47	105	7	37	783	23	321	1,769
April 2009	688	79	167	9	80	349	27	85	1,484
% Change	-35.2	-40.5	-37.1	-22.2	-53.8	124.4	-14.8	**	19.2
ABSORBED									
April 2010	805	173	98	0	139	707	0	27	1,949
April 2009	904	318	216	3	276	2 431	5	12	4,165
% Change	-11.0	-45.6	-54.6	-100.0	-49.6	-70.9	-100.0	125.0	-53.2
Year-to-date 2010	2,944	626	324	12	213	2,942	6	79	7,146
Year-to-date 2009	3,569	846	859	14	589	5,679	5	127	11,688
% Change	-17.5	-26.0	-62.3	-14.3	-63.8	-48.2	20.0	-37.8	-38.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
April 2010	91	16	10	0	10	1,283	0	0	1,410
April 2009	64	32	0	0	0	220	0	0	316
York Region									
April 2010	227	54	76	0	25	0	0	0	382
April 2009	127	6	85	0	0	153	0	120	491
Peel Region									
April 2010	145	134	88	0	18	0	0	0	385
April 2009	108	88	14	0	0	0	0	0	210
Halton Region									
April 2010	136	20	82	0	47	0	0	0	285
April 2009	95	22	41	0	82	0	0	182	422
Durham Region									
April 2010	260	16	48	0	0	0	0	8	332
April 2009	77	0	6	0	5	0	0	0	88
Toronto CMA									
April 2010	742	224	325	1	88	1,283	0	0	2,663
April 2009	438	126	170	2	78	373	0	120	1,307
Oshawa CMA									
April 2010	174	0	0	0	0	0	0	8	182
April 2009	54	0	0	0	5	0	0	0	59
Greater Toronto Area									
April 2010	859	240	304	0	100	1,283	0	8	2,794
April 2009	471	148	146	0	87	373	0	302	1,527

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
April 2010	965	92	580	0	77	26,917	14	2,419	31,093
April 2009	1,030	268	795	0	49	25,108	0	1,106	28,356
York Region									
April 2010	2,878	486	1,007	1	297	3,202	0	0	7,871
April 2009	1,798	280	719	2	128	3,528	0	128	6,583
Peel Region									
April 2010	1,413	396	420	26	441	3,917	8	426	7,047
April 2009	1,510	704	207	42	853	5,308	0	403	9,027
Halton Region									
April 2010	1,097	272	377	0	266	731	0	182	2,925
April 2009	1,025	266	228	1	391	1,009	0	264	3,184
Durham Region									
April 2010	1,290	86	395	0	94	18	0	50	1,933
April 2009	969	46	255	4	134	155	0	0	1,563
Toronto CMA									
April 2010	6,955	1,240	2,780	71	1,014	34,260	22	2,875	49,246
April 2009	5,625	1,548	2,158	82	1,296	34,447	0	1,637	46,793
Oshawa CMA									
April 2010	835	2	70	0	90	18	0	50	1,065
April 2009	695	0	103	0	128	155	0	0	1,081
Greater Toronto Area									
April 2010	7,643	1,332	2,779	27	1,175	34,785	22	3,077	50,869
April 2009	6,332	1,564	2,204	49	1,555	35,108	0	1,901	48,713

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
April 2010	41	12	49	0	0	884	0	141	1,127
April 2009	124	106	78	0	18	2,067	0	0	2,393
York Region									
April 2010	393	74	6	0	0	0	0	120	593
April 2009	365	100	58	0	23	250	0	3	799
Peel Region									
April 2010	85	50	13	0	94	112	0	0	354
April 2009	109	64	6	8	12	50	16	0	265
Halton Region									
April 2010	164	36	38	0	41	71	0	0	350
April 2009	142	46	26	2	220	68	0	0	504
Durham Region									
April 2010	140	0	12	0	4	0	0	0	156
April 2009	160	8	62	0	4	0	0	3	237
Toronto CMA									
April 2010	732	142	118	2	135	1,067	0	261	2,457
April 2009	781	322	168	8	206	2,435	16	3	3,939
Oshawa CMA									
April 2010	99	0	0	0	4	0	0	0	103
April 2009	106	0	62	0	4	0	0	3	175
Greater Toronto Area									
April 2010	823	172	118	0	139	1,067	0	261	2,580
April 2009	900	324	230	10	277	2,435	16	6	4,198

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
April 2010	62	7	36	0	9	651	11	318	1,094
April 2009	112	21	72	0	9	230	11	61	516
York Region									
April 2010	7	13	13	0	11	31	0	0	75
April 2009	9	2	20	0	14	60	0	0	105
Peel Region									
April 2010	313	14	4	7	4	22	12	3	379
April 2009	445	41	12	9	3	0	16	24	550
Halton Region									
April 2010	46	13	43	0	5	19	0	0	126
April 2009	67	14	10	0	23	8	0	0	122
Durham Region									
April 2010	18	0	9	0	8	60	0	0	95
April 2009	55	1	53	0	31	51	0	0	191
Toronto CMA									
April 2010	421	34	98	7	24	736	23	321	1,664
April 2009	646	71	119	9	37	298	27	85	1,292
Oshawa CMA									
April 2010	13	0	2	0	8	60	0	0	83
April 2009	27	0	42	0	31	51	0	0	151
Greater Toronto Area									
April 2010	446	47	105	7	37	783	23	321	1,769
April 2009	688	79	167	9	80	349	27	85	1,484

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
April 2010	40	22	44	0	0	522	0	27	655
April 2009	135	105	61	0	18	2,073	3	0	2,395
York Region									
April 2010	392	63	6	0	1	1	0	0	463
April 2009	363	100	67	0	26	245	0	3	804
Peel Region									
April 2010	83	50	16	0	94	113	0	0	356
April 2009	100	66	6	1	12	50	2	0	237
Halton Region									
April 2010	147	38	14	0	42	71	0	0	312
April 2009	150	40	28	2	215	60	0	6	501
Durham Region									
April 2010	143	0	18	0	2	0	0	0	163
April 2009	156	7	54	0	5	3	0	3	228
Toronto CMA									
April 2010	722	141	96	2	136	707	0	27	1,831
April 2009	785	317	162	1	209	2,428	5	9	3,916
Oshawa CMA									
April 2010	103	0	3	0	2	0	0	0	108
April 2009	111	0	54	0	5	3	0	3	176
Greater Toronto Area									
April 2010	805	173	98	0	139	707	0	27	1,949
April 2009	904	318	216	3	276	2,431	5	12	4,165

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	% Change
Toronto City	91	64	16	32	20	0	1,283	220	1,410	316	**
Toronto	8	8	0	0	0	0	1,004	220	1,012	228	**
East York	1	2	0	2	0	0	0	0	1	4	-75.0
Etobicoke	13	8	2	4	0	0	186	0	201	12	**
North York	50	25	0	26	10	0	93	0	153	51	200.0
Scarborough	17	20	14	0	10	0	0	0	41	20	105.0
York	2	1	0	0	0	0	0	0	2	1	100.0
York Region	227	127	54	6	101	85	0	273	382	491	-22.2
Aurora	28	15	6	0	0	0	0	153	34	168	-79.8
East Gwillimbury	7	1	0	0	20	0	0	0	27	1	**
Georgina Township	12	6	0	0	0	6	0	0	12	12	0.0
King Township	0	0	0	0	0	0	0	0	0	0	n/a
Markham	11	9	38	4	0	31	0	120	49	164	-70.1
Newmarket	16	15	6	0	0	0	0	0	22	15	46.7
Richmond Hill	19	30	4	2	0	48	0	0	23	80	-71.3
Vaughan	54	25	0	0	56	0	0	0	110	25	**
Whitchurch-Stouffville	80	26	0	0	25	0	0	0	105	26	**
Peel Region	145	108	134	88	106	14	0	0	385	210	83.3
Brampton	93	91	54	32	52	0	0	0	199	123	61.8
Caledon	23	3	10	2	0	0	0	0	33	5	**
Mississauga	29	14	70	54	54	14	0	0	153	82	86.6
Halton Region	136	95	20	26	129	119	0	182	285	422	-32.5
Burlington	16	2	20	26	12	0	0	182	48	210	-77.1
Halton Hills	10	1	0	0	0	16	0	0	10	17	-41.2
Milton	93	64	0	0	82	103	0	0	175	167	4.8
Oakville	17	28	0	0	35	0	0	0	52	28	85.7
Durham Region	260	77	16	0	48	11	8	0	332	88	**
Ajax	77	7	16	0	48	6	0	0	141	13	**
Brock	0	10	0	0	0	0	0	0	0	10	-100.0
Clarington	43	20	0	0	0	0	8	0	51	20	155.0
Oshawa	116	12	0	0	0	0	0	0	116	12	**
Pickering	9	5	0	0	0	0	0	0	9	5	80.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	0	1	0	0	0	0	0	0	0	1	-100.0
Whitby	15	22	0	0	0	5	0	0	15	27	-44.4
Remainder of Toronto CMA	74	35	4	0	21	24	0	0	99	59	67.8
Bradford West Gwillimbury	43	14	4	0	18	24	0	0	65	38	71.1
Town of Mono	7	2	0	0	0	0	0	0	7	2	**
New Tecumseth	9	17	0	0	0	0	0	0	9	17	-47.1
Orangeville	15	2	0	0	3	0	0	0	18	2	**
Toronto CMA	743	440	224	126	413	248	1,283	493	2,663	1,307	103.7
Oshawa CMA	174	54	0	0	0	5	8	0	182	59	**
Greater Toronto Area (GTA)	859	471	240	152	404	229	1,291	675	2,794	1,527	83.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	264	185	34	142	110	115	3,525	2,916	3,933	3,358	17.1
Toronto	44	18	4	0	29	9	1,530	1,698	1,607	1,725	-6.8
East York	11	10	0	2	0	0	0	0	11	12	-8.3
Etobicoke	30	17	10	4	0	0	1,731	196	1,771	217	**
North York	92	61	0	72	37	23	93	461	222	617	-64.0
Scarborough	81	77	20	64	38	83	171	561	310	785	-60.5
York	6	2	0	0	6	0	0	0	12	2	**
York Region	1,503	604	190	50	350	256	0	311	2,043	1,221	67.3
Aurora	155	91	10	22	0	0	0	153	165	266	-38.0
East Gwillimbury	23	6	0	2	28	0	0	0	51	8	**
Georgina Township	33	10	0	0	0	6	0	0	33	16	106.3
King Township	20	0	16	0	0	0	0	0	36	0	n/a
Markham	32	49	48	16	8	103	0	128	88	296	-70.3
Newmarket	78	110	6	4	0	70	0	0	84	184	-54.3
Richmond Hill	273	64	4	4	120	63	0	0	397	131	**
Vaughan	576	104	48	2	141	14	0	30	765	150	**
Whitchurch-Stouffville	313	170	58	0	53	0	0	0	424	170	149.4
Peel Region	483	238	208	256	309	213	26	1,048	1,026	1,755	-41.5
Brampton	331	213	104	68	179	11	26	0	640	292	119.2
Caledon	71	4	20	2	17	0	0	0	108	6	**
Mississauga	81	21	84	186	113	202	0	1,048	278	1,457	-80.9
Halton Region	581	387	100	128	308	193	182	354	1,171	1,062	10.3
Burlington	49	11	78	28	50	17	182	354	359	410	-12.4
Halton Hills	40	14	0	0	23	24	0	0	63	38	65.8
Milton	457	315	20	100	118	130	0	0	595	545	9.2
Oakville	35	47	2	0	117	22	0	0	154	69	123.2
Durham Region	667	187	20	0	123	32	8	100	818	319	156.4
Ajax	133	37	20	0	117	10	0	0	270	47	**
Brock	2	11	0	0	0	0	0	0	2	11	-81.8
Clarington	146	51	0	0	6	0	8	0	160	51	**
Oshawa	270	39	0	0	0	0	0	0	270	39	**
Pickering	26	12	0	0	0	6	0	0	26	18	44.4
Scugog	3	1	0	0	0	0	0	100	3	101	-97.0
Uxbridge	1	4	0	0	0	11	0	0	1	15	-93.3
Whitby	86	32	0	0	0	5	0	0	86	37	132.4
Remainder of Toronto CMA	181	102	16	8	24	35	0	0	221	145	52.4
Bradford West Gwillimbury	93	43	4	8	18	24	0	0	115	75	53.3
Town of Mono	17	13	0	0	0	0	0	0	17	13	30.8
New Tecumseth	28	40	2	0	0	11	0	0	30	51	-41.2
Orangeville	43	6	10	0	6	0	0	0	59	6	**
Toronto CMA	3,123	1,558	490	556	1,168	822	3,551	4,275	8,332	7,211	15.5
Oshawa CMA	502	122	0	0	6	5	8	0	516	127	**
Greater Toronto Area (GTA)	3,498	1,601	552	576	1,200	809	3,741	4,729	8,991	7,715	16.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Toronto City	20	0	0	0	1,283	220	0	0
Toronto	0	0	0	0	1,004	220	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	186	0	0	0
North York	10	0	0	0	93	0	0	0
Scarborough	10	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	101	85	0	0	0	153	0	120
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	20	0	0	0	0	0	0	0
Georgina Township	0	6	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	31	0	0	0	0	0	120
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	48	0	0	0	0	0	0
Vaughan	56	0	0	0	0	0	0	0
Whitchurch-Stouffville	25	0	0	0	0	0	0	0
Peel Region	106	14	0	0	0	0	0	0
Brampton	52	0	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	54	14	0	0	0	0	0	0
Halton Region	129	119	0	0	0	0	0	182
Burlington	12	0	0	0	0	0	0	182
Halton Hills	0	16	0	0	0	0	0	0
Milton	82	103	0	0	0	0	0	0
Oakville	35	0	0	0	0	0	0	0
Durham Region	48	11	0	0	0	0	8	0
Ajax	48	6	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	8	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	5	0	0	0	0	0	0
Remainder of Toronto CMA	21	24	0	0	0	0	0	0
Bradford West Gwillimbury	18	24	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	3	0	0	0	0	0	0	0
Toronto CMA	413	248	0	0	1,283	373	0	120
Oshawa CMA	0	5	0	0	0	0	8	0
Greater Toronto Area (GTA)	404	229	0	0	1,283	373	8	302

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	104	115	6	0	2,842	2,914	683	2
Toronto	29	9	0	0	1,501	1,696	29	2
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	1,230	196	501	0
North York	37	23	0	0	93	461	0	0
Scarborough	38	83	0	0	18	561	153	0
York	0	0	6	0	0	0	0	0
York Region	350	256	0	0	0	183	0	128
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	28	0	0	0	0	0	0	0
Georgina Township	0	6	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	8	103	0	0	0	0	0	128
Newmarket	0	70	0	0	0	0	0	0
Richmond Hill	120	63	0	0	0	0	0	0
Vaughan	141	14	0	0	0	30	0	0
Whitchurch-Stouffville	53	0	0	0	0	0	0	0
Peel Region	301	213	8	0	0	1,048	26	0
Brampton	171	11	8	0	0	0	26	0
Caledon	17	0	0	0	0	0	0	0
Mississauga	113	202	0	0	0	1,048	0	0
Halton Region	308	193	0	0	182	90	0	264
Burlington	50	17	0	0	182	90	0	264
Halton Hills	23	24	0	0	0	0	0	0
Milton	118	130	0	0	0	0	0	0
Oakville	117	22	0	0	0	0	0	0
Durham Region	123	32	0	0	0	0	8	100
Ajax	117	10	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	0	0	0	0	0	8	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	6	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	100
Uxbridge	0	11	0	0	0	0	0	0
Whitby	0	5	0	0	0	0	0	0
Remainder of Toronto CMA	24	35	0	0	0	0	0	0
Bradford West Gwillimbury	18	24	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	11	0	0	0	0	0	0
Orangeville	6	0	0	0	0	0	0	0
Toronto CMA	1,154	822	14	0	2,842	4,145	709	130
Oshawa CMA	6	5	0	0	0	0	8	0
Greater Toronto Area (GTA)	1,186	809	14	0	3,024	4,235	717	494

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market April 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Toronto City	117	96	1,293	220	0	0	1,410	316
Toronto	8	8	1,004	220	0	0	1,012	228
East York	1	4	0	0	0	0	1	4
Etobicoke	15	12	186	0	0	0	201	12
North York	50	51	103	0	0	0	153	51
Scarborough	41	20	0	0	0	0	41	20
York	2	1	0	0	0	0	2	1
York Region	357	218	25	153	0	120	382	491
Aurora	34	15	0	153	0	0	34	168
East Gwillimbury	27	1	0	0	0	0	27	1
Georgina Township	12	12	0	0	0	0	12	12
King Township	0	0	0	0	0	0	0	0
Markham	49	44	0	0	0	120	49	164
Newmarket	22	15	0	0	0	0	22	15
Richmond Hill	23	80	0	0	0	0	23	80
Vaughan	110	25	0	0	0	0	110	25
Whitchurch-Stouffville	80	26	25	0	0	0	105	26
Peel Region	367	210	18	0	0	0	385	210
Brampton	199	123	0	0	0	0	199	123
Caledon	33	5	0	0	0	0	33	5
Mississauga	135	82	18	0	0	0	153	82
Halton Region	238	158	47	82	0	182	285	422
Burlington	36	24	12	4	0	182	48	210
Halton Hills	10	17	0	0	0	0	10	17
Milton	175	89	0	78	0	0	175	167
Oakville	17	28	35	0	0	0	52	28
Durham Region	324	83	0	5	8	0	332	88
Ajax	141	13	0	0	0	0	141	13
Brock	0	10	0	0	0	0	0	10
Clarington	43	20	0	0	8	0	51	20
Oshawa	116	12	0	0	0	0	116	12
Pickering	9	5	0	0	0	0	9	5
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	1	0	0	0	0	0	1
Whitby	15	22	0	5	0	0	15	27
Remainder of Toronto CMA	98	57	1	2	0	0	99	59
Bradford West Gwillimbury	65	38	0	0	0	0	65	38
Town of Mono	7	0	0	2	0	0	7	2
New Tecumseth	8	17	1	0	0	0	9	17
Orangeville	18	2	0	0	0	0	18	2
Toronto CMA	1,291	734	1,372	453	0	120	2,663	1,307
Oshawa CMA	174	54	0	5	8	0	182	59
Greater Toronto Area (GTA)	1,403	765	1,383	460	8	302	2,794	1,527

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	413	442	2,831	2,914	689	2	3,933	3,358
Toronto	119	27	1,459	1,696	29	2	1,607	1,725
East York	11	12	0	0	0	0	11	12
Etobicoke	40	21	1,230	196	501	0	1,771	217
North York	98	156	124	461	0	0	222	617
Scarborough	139	224	18	561	153	0	310	785
York	6	2	0	0	6	0	12	2
York Region	1,985	910	58	183	0	128	2,043	1,221
Aurora	165	113	0	153	0	0	165	266
East Gwillimbury	51	8	0	0	0	0	51	8
Georgina Township	33	16	0	0	0	0	33	16
King Township	36	0	0	0	0	0	36	0
Markham	88	168	0	0	0	128	88	296
Newmarket	84	184	0	0	0	0	84	184
Richmond Hill	397	131	0	0	0	0	397	131
Vaughan	756	120	9	30	0	0	765	150
Whitchurch-Stouffville	375	170	49	0	0	0	424	170
Peel Region	848	519	144	1,236	34	0	1,026	1,755
Brampton	541	292	65	0	34	0	640	292
Caledon	102	6	6	0	0	0	108	6
Mississauga	205	221	73	1,236	0	0	278	1,457
Halton Region	854	576	317	222	0	264	1,171	1,062
Burlington	141	35	218	111	0	264	359	410
Halton Hills	63	38	0	0	0	0	63	38
Milton	595	440	0	105	0	0	595	545
Oakville	55	63	99	6	0	0	154	69
Durham Region	810	214	0	5	8	100	818	319
Ajax	270	47	0	0	0	0	270	47
Brock	2	11	0	0	0	0	2	11
Clarington	152	51	0	0	8	0	160	51
Oshawa	270	39	0	0	0	0	270	39
Pickering	26	18	0	0	0	0	26	18
Scugog	3	1	0	0	0	100	3	101
Uxbridge	1	15	0	0	0	0	1	15
Whitby	86	32	0	5	0	0	86	37
Remainder of Toronto CMA	213	119	8	26	0	0	221	145
Bradford West Gwillimbury	115	75	0	0	0	0	115	75
Town of Mono	16	1	1	12	0	0	17	13
New Tecumseth	23	37	7	14	0	0	30	51
Orangeville	59	6	0	0	0	0	59	6
Toronto CMA	4,469	2,611	3,140	4,470	723	130	8,332	7,211
Oshawa CMA	508	122	0	5	8	0	516	127
Greater Toronto Area (GTA)	4,910	2,661	3,350	4,560	731	494	8,991	7,715

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type April 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	% Change
Toronto City	41	124	12	106	49	96	1,025	2,067	1,127	2,393	-52.9
Toronto	4	6	0	6	0	0	917	1,098	921	1,110	-17.0
East York	0	3	0	0	0	0	0	0	0	3	-100.0
Etobicoke	10	9	4	0	4	0	0	317	18	326	-94.5
North York	19	72	6	100	7	69	0	609	32	850	-96.2
Scarborough	7	28	2	0	26	27	108	43	143	98	45.9
York	1	6	0	0	12	0	0	0	13	6	116.7
York Region	393	365	74	100	6	81	120	253	593	799	-25.8
Aurora	21	10	32	2	0	0	0	0	53	12	**
East Gwillimbury	6	4	0	12	6	8	0	0	12	24	-50.0
Georgina Township	4	8	0	0	0	0	0	0	4	8	-50.0
King Township	8	0	0	0	0	0	0	0	8	0	n/a
Markham	53	157	0	44	0	10	120	3	173	214	-19.2
Newmarket	50	16	8	2	0	0	0	0	58	18	**
Richmond Hill	39	16	18	0	0	0	0	221	57	237	-75.9
Vaughan	150	129	6	36	0	30	0	29	156	224	-30.4
Whitchurch-Stouffville	62	25	10	4	0	33	0	0	72	62	16.1
Peel Region	85	117	50	64	107	34	112	50	354	265	33.6
Brampton	71	98	18	24	0	16	0	50	89	188	-52.7
Caledon	3	2	0	4	0	0	0	0	3	6	-50.0
Mississauga	11	17	32	36	107	18	112	0	262	71	**
Halton Region	164	144	36	46	79	246	71	68	350	504	-30.6
Burlington	20	42	36	2	0	67	0	0	56	111	-49.5
Halton Hills	3	3	0	0	4	0	0	0	7	3	133.3
Milton	114	67	0	44	51	164	71	0	236	275	-14.2
Oakville	27	32	0	0	24	15	0	68	51	115	-55.7
Durham Region	140	160	0	8	16	66	0	3	156	237	-34.2
Ajax	36	47	0	8	12	0	0	0	48	55	-12.7
Brock	1	2	0	0	0	0	0	0	1	2	-50.0
Clarington	35	43	0	0	0	11	0	0	35	54	-35.2
Oshawa	21	35	0	0	4	28	0	3	25	66	-62.1
Pickering	4	3	0	0	0	0	0	0	4	3	33.3
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	0	2	0	0	0	0	0	0	0	2	-100.0
Whitby	43	28	0	0	0	27	0	0	43	55	-21.8
Remainder of Toronto CMA	31	29	6	0	0	0	0	0	37	29	27.6
Bradford West Gwillimbury	22	10	4	0	0	0	0	0	26	10	160.0
Town of Mono	4	2	0	0	0	0	0	0	4	2	100.0
New Tecumseth	4	14	0	0	0	0	0	0	4	14	-71.4
Orangeville	1	3	2	0	0	0	0	0	3	3	0.0
Toronto CMA	734	789	142	322	253	390	1,328	2,438	2,457	3,939	-37.6
Oshawa CMA	99	106	0	0	4	66	0	3	103	175	-41.1
Greater Toronto Area (GTA)	823	910	172	324	257	523	1,328	2,441	2,580	4,198	-38.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	250	302	112	252	79	248	3,212	5,275	3,653	6,077	-39.9
Toronto	33	35	0	12	0	36	2,300	3,966	2,333	4,049	-42.4
East York	10	15	2	0	0	0	198	0	210	15	**
Etobicoke	35	35	8	0	4	0	127	317	174	352	-50.6
North York	108	154	94	100	7	160	479	837	688	1,251	-45.0
Scarborough	62	55	6	140	33	39	108	155	209	389	-46.3
York	2	8	2	0	35	13	0	0	39	21	85.7
York Region	1,461	1,533	272	274	45	429	120	272	1,898	2,508	-24.3
Aurora	49	101	50	2	0	17	0	0	99	120	-17.5
East Gwillimbury	12	13	0	18	29	12	0	0	41	43	-4.7
Georgina Township	17	23	0	0	0	0	0	0	17	23	-26.1
King Township	16	3	0	0	0	0	0	0	16	3	**
Markham	292	602	82	144	0	84	120	22	494	852	-42.0
Newmarket	120	119	8	2	16	0	0	0	144	121	19.0
Richmond Hill	83	67	26	6	0	9	0	221	109	303	-64.0
Vaughan	673	471	52	76	0	102	0	29	725	678	6.9
Whitchurch-Stouffville	199	134	54	26	0	205	0	0	253	365	-30.7
Peel Region	327	629	166	182	154	110	439	210	1,086	1,131	-4.0
Brampton	237	514	44	126	33	36	30	50	344	726	-52.6
Caledon	5	22	0	8	0	3	0	25	5	58	-91.4
Mississauga	85	93	122	48	121	71	409	135	737	347	112.4
Halton Region	447	562	68	82	161	465	153	74	829	1,183	-29.9
Burlington	77	143	58	10	16	86	82	0	233	239	-2.5
Halton Hills	14	16	0	0	17	14	0	0	31	30	3.3
Milton	262	249	10	68	65	326	71	6	408	649	-37.1
Oakville	94	154	0	4	63	39	0	68	157	265	-40.8
Durham Region	500	606	18	68	55	266	0	3	573	943	-39.2
Ajax	139	156	16	66	22	22	0	0	177	244	-27.5
Brock	18	13	0	0	0	8	0	0	18	21	-14.3
Clarington	97	125	0	0	0	11	0	0	97	136	-28.7
Oshawa	91	124	2	0	21	52	0	3	114	179	-36.3
Pickering	14	25	0	0	0	98	0	0	14	123	-88.6
Scugog	5	1	0	0	0	0	0	0	5	1	**
Uxbridge	8	24	0	0	6	6	0	0	14	30	-53.3
Whitby	128	138	0	2	6	69	0	0	134	209	-35.9
Remainder of Toronto CMA	132	100	26	2	33	0	58	0	249	102	144.1
Bradford West Gwillimbury	71	64	14	2	6	0	0	0	91	66	37.9
Town of Mono	10	6	0	0	0	0	0	0	10	6	66.7
New Tecumseth	44	18	2	0	0	0	0	0	46	18	155.6
Orangeville	7	12	10	0	27	0	58	0	102	12	**
Toronto CMA	2,701	3,188	602	848	484	1,292	3,900	5,831	7,687	11,159	-31.1
Oshawa CMA	316	387	2	2	27	132	0	3	345	524	-34.2
Greater Toronto Area (GTA)	2,985	3,632	636	858	494	1,518	3,924	5,834	8,039	11,842	-32.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Toronto City	49	96	0	0	884	2,067	141	0
Toronto	0	0	0	0	776	1,098	141	0
East York	0	0	0	0	0	0	0	0
Etobicoke	4	0	0	0	0	317	0	0
North York	7	69	0	0	0	609	0	0
Scarborough	26	27	0	0	108	43	0	0
York	12	0	0	0	0	0	0	0
York Region	6	81	0	0	0	250	120	3
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	6	8	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	10	0	0	0	0	120	3
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	221	0	0
Vaughan	0	30	0	0	0	29	0	0
Whitchurch-Stouffville	0	33	0	0	0	0	0	0
Peel Region	107	18	0	16	112	50	0	0
Brampton	0	0	0	16	0	50	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	107	18	0	0	112	0	0	0
Halton Region	79	246	0	0	71	68	0	0
Burlington	0	67	0	0	0	0	0	0
Halton Hills	4	0	0	0	0	0	0	0
Milton	51	164	0	0	71	0	0	0
Oakville	24	15	0	0	0	68	0	0
Durham Region	16	66	0	0	0	0	0	3
Ajax	12	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	11	0	0	0	0	0	0
Oshawa	4	28	0	0	0	0	0	3
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	27	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	253	374	0	16	1,067	2,435	261	3
Oshawa CMA	4	66	0	0	0	0	0	3
Greater Toronto Area (GTA)	257	507	0	16	1,067	2,435	261	6

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	**79**	**248**	**0**	**0**	**2,876**	**5,178**	**336**	**97**
Toronto	0	36	0	0	1,964	3,869	336	97
East York	0	0	0	0	198	0	0	0
Etobicoke	4	0	0	0	127	317	0	0
North York	7	160	0	0	479	837	0	0
Scarborough	33	39	0	0	108	155	0	0
York	35	13	0	0	0	0	0	0
York Region	**45**	**429**	**0**	**0**	**0**	**250**	**120**	**22**
Aurora	0	17	0	0	0	0	0	0
East Gwillimbury	29	12	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	84	0	0	0	0	120	22
Newmarket	16	0	0	0	0	0	0	0
Richmond Hill	0	9	0	0	0	221	0	0
Vaughan	0	102	0	0	0	29	0	0
Whitchurch-Stouffville	0	205	0	0	0	0	0	0
Peel Region	**154**	**94**	**0**	**16**	**409**	**185**	**30**	**25**
Brampton	33	20	0	16	0	50	30	0
Caledon	0	3	0	0	0	0	0	25
Mississauga	121	71	0	0	409	135	0	0
Halton Region	**161**	**465**	**0**	**0**	**71**	**68**	**82**	**6**
Burlington	16	86	0	0	0	0	82	0
Halton Hills	17	14	0	0	0	0	0	0
Milton	65	326	0	0	71	0	0	6
Oakville	63	39	0	0	0	68	0	0
Durham Region	**52**	**266**	**3**	**0**	**0**	**0**	**0**	**3**
Ajax	22	22	0	0	0	0	0	0
Brock	0	8	0	0	0	0	0	0
Clarington	0	11	0	0	0	0	0	0
Oshawa	18	52	3	0	0	0	0	3
Pickering	0	98	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	6	6	0	0	0	0	0	0
Whitby	6	69	0	0	0	0	0	0
Remainder of Toronto CMA	**33**	**0**	**0**	**0**	**58**	**0**	**0**	**0**
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	27	0	0	0	58	0	0	0
Toronto CMA	**484**	**1,276**	**0**	**16**	**3,414**	**5,681**	**486**	**150**
Oshawa CMA	**24**	**132**	**3**	**0**	**0**	**0**	**0**	**3**
Greater Toronto Area (GTA)	**491**	**1,502**	**3**	**16**	**3,356**	**5,681**	**568**	**153**

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Toronto City	102	308	884	2,085	141	0	1,127	2,393
Toronto	4	12	776	1,098	141	0	921	1,110
East York	0	3	0	0	0	0	0	3
Etobicoke	18	9	0	317	0	0	18	326
North York	32	241	0	609	0	0	32	850
Scarborough	35	37	108	61	0	0	143	98
York	13	6	0	0	0	0	13	6
York Region	473	523	0	273	120	3	593	799
Aurora	53	12	0	0	0	0	53	12
East Gwillimbury	12	24	0	0	0	0	12	24
Georgina Township	4	8	0	0	0	0	4	8
King Township	8	0	0	0	0	0	8	0
Markham	53	211	0	0	120	3	173	214
Newmarket	58	18	0	0	0	0	58	18
Richmond Hill	57	16	0	221	0	0	57	237
Vaughan	156	184	0	40	0	0	156	224
Whitchurch-Stouffville	72	50	0	12	0	0	72	62
Peel Region	148	179	206	70	0	16	354	265
Brampton	89	115	0	57	0	16	89	188
Caledon	3	5	0	1	0	0	3	6
Mississauga	56	59	206	12	0	0	262	71
Halton Region	238	214	112	290	0	0	350	504
Burlington	56	42	0	69	0	0	56	111
Halton Hills	3	3	4	0	0	0	7	3
Milton	128	137	108	138	0	0	236	275
Oakville	51	32	0	83	0	0	51	115
Durham Region	152	230	4	4	0	3	156	237
Ajax	48	55	0	0	0	0	48	55
Brock	1	2	0	0	0	0	1	2
Clarington	35	54	0	0	0	0	35	54
Oshawa	21	63	4	0	0	3	25	66
Pickering	4	3	0	0	0	0	4	3
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	2	0	0	0	0	0	2
Whitby	43	51	0	4	0	0	43	55
Remainder of Toronto CMA	35	29	2	0	0	0	37	29
Bradford West Gwillimbury	26	10	0	0	0	0	26	10
Town of Mono	2	2	2	0	0	0	4	2
New Tecumseth	4	14	0	0	0	0	4	14
Orangeville	3	3	0	0	0	0	3	3
Toronto CMA	992	1,271	1,204	2,649	261	19	2,457	3,939
Oshawa CMA	99	168	4	4	0	3	103	175
Greater Toronto Area (GTA)	1,113	1,454	1,206	2,722	261	22	2,580	4,198

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	434	725	2,883	5,255	336	97	3,653	6,077
Toronto	33	59	1,964	3,893	336	97	2,333	4,049
East York	12	15	198	0	0	0	210	15
Etobicoke	47	35	127	317	0	0	174	352
North York	209	391	479	860	0	0	688	1,251
Scarborough	94	204	115	185	0	0	209	389
York	39	21	0	0	0	0	39	21
York Region	1,778	2,106	0	380	120	22	1,898	2,508
Aurora	99	120	0	0	0	0	99	120
East Gwillimbury	41	43	0	0	0	0	41	43
Georgina Township	17	23	0	0	0	0	17	23
King Township	16	3	0	0	0	0	16	3
Markham	374	819	0	11	120	22	494	852
Newmarket	144	121	0	0	0	0	144	121
Richmond Hill	109	82	0	221	0	0	109	303
Vaughan	725	578	0	100	0	0	725	678
Whitchurch-Stouffville	253	317	0	48	0	0	253	365
Peel Region	531	880	525	210	30	41	1,086	1,131
Brampton	299	653	15	57	30	16	344	726
Caledon	5	27	0	6	0	25	5	58
Mississauga	227	200	510	147	0	0	737	347
Halton Region	596	747	151	430	82	6	829	1,183
Burlington	140	155	11	84	82	0	233	239
Halton Hills	22	20	9	10	0	0	31	30
Milton	300	414	108	229	0	6	408	649
Oakville	134	158	23	107	0	0	157	265
Durham Region	548	906	22	34	3	3	573	943
Ajax	177	244	0	0	0	0	177	244
Brock	18	21	0	0	0	0	18	21
Clarington	97	136	0	0	0	0	97	136
Oshawa	101	176	10	0	3	3	114	179
Pickering	14	123	0	0	0	0	14	123
Scugog	5	1	0	0	0	0	5	1
Uxbridge	8	23	6	7	0	0	14	30
Whitby	128	182	6	27	0	0	134	209
Remainder of Toronto CMA	179	102	70	0	0	0	249	102
Bradford West Gwillimbury	91	66	0	0	0	0	91	66
Town of Mono	5	6	5	0	0	0	10	6
New Tecumseth	39	18	7	0	0	0	46	18
Orangeville	44	12	58	0	0	0	102	12
Toronto CMA	3,577	4,795	3,624	6,198	486	166	7,687	11,159
Oshawa CMA	326	494	16	27	3	3	345	524
Greater Toronto Area (GTA)	3,887	5,364	3,581	6,309	571	169	8,039	11,842

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
April 2010	1	2.5	0	0.0	2	5.0	7	17.5	30	75.0	40	1,124,950	1,390,551
April 2009	9	6.7	18	13.3	8	5.9	59	43.7	41	30.4	135	589,990	704,038
Year-to-date 2010	8	3.2	7	2.8	25	9.9	29	11.5	184	72.7	253	978,000	1,243,857
Year-to-date 2009	17	5.5	21	6.8	11	3.6	84	27.2	176	57.0	309	800,000	859,743
Toronto													
April 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
April 2009	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	6.7	28	93.3	30	1,150,000	1,385,828
Year-to-date 2009	0	0.0	0	0.0	0	0.0	6	15.0	34	85.0	40	995,000	1,286,925
East York													
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	995,000	1,069,000
Year-to-date 2009	0	0.0	0	0.0	0	0.0	4	26.7	11	73.3	15	895,000	999,533
Etobicoke													
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
April 2009	0	0.0	0	0.0	0	0.0	3	33.3	6	66.7	9	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	7.7	36	92.3	39	1,329,900	1,512,644
Year-to-date 2009	0	0.0	0	0.0	0	0.0	3	10.0	27	90.0	30	900,000	902,733
North York													
April 2010	0	0.0	0	0.0	1	5.3	0	0.0	18	94.7	19	1,479,000	1,839,984
April 2009	0	0.0	15	17.6	2	2.4	40	47.1	28	32.9	85	589,990	737,092
Year-to-date 2010	0	0.0	0	0.0	1	0.9	2	1.8	106	97.2	109	1,449,000	1,554,895
Year-to-date 2009	0	0.0	15	9.3	2	1.2	42	26.1	102	63.4	161	865,000	867,611
Scarborough													
April 2010	1	14.3	0	0.0	1	14.3	5	71.4	0	0.0	7	--	--
April 2009	6	23.1	3	11.5	6	23.1	11	42.3	0	0.0	26	485,990	508,932
Year-to-date 2010	8	12.9	7	11.3	24	38.7	19	30.6	4	6.5	62	490,990	505,718
Year-to-date 2009	14	26.4	6	11.3	9	17.0	23	43.4	1	1.9	53	473,990	500,701
York													
April 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
April 2009	3	50.0	0	0.0	0	0.0	2	33.3	1	16.7	6	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2009	3	30.0	0	0.0	0	0.0	6	60.0	1	10.0	10	624,500	588,600

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
April 2010	46	11.8	82	21.0	36	9.2	208	53.2	19	4.9	391	534,900	544,348
April 2009	27	7.4	83	22.9	37	10.2	202	55.6	14	3.9	363	535,990	544,920
Year-to-date 2010	146	10.0	250	17.2	186	12.8	806	55.3	69	4.7	1,457	544,990	547,649
Year-to-date 2009	159	10.4	273	17.9	282	18.5	730	47.8	84	5.5	1,528	512,425	540,338
Aurora													
April 2010	0	0.0	3	14.3	2	9.5	11	52.4	5	23.8	21	591,990	730,352
April 2009	0	0.0	3	30.0	5	50.0	2	20.0	0	0.0	10	479,900	486,918
Year-to-date 2010	0	0.0	7	14.3	10	20.4	22	44.9	10	20.4	49	567,990	649,276
Year-to-date 2009	1	1.0	15	14.9	34	33.7	49	48.5	2	2.0	101	504,900	522,793
East Gwillimbury													
April 2010	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
April 2009	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	5	41.7	5	41.7	0	0.0	0	0.0	2	16.7	12	429,445	496,794
Year-to-date 2009	5	38.5	3	23.1	0	0.0	1	7.7	4	30.8	13	421,900	636,965
Georgina Township													
April 2010	2	50.0	0	0.0	1	25.0	1	25.0	0	0.0	4	--	--
April 2009	4	50.0	0	0.0	0	0.0	4	50.0	0	0.0	8	--	--
Year-to-date 2010	11	64.7	0	0.0	1	5.9	3	17.6	2	11.8	17	299,990	452,991
Year-to-date 2009	17	73.9	1	4.3	0	0.0	5	21.7	0	0.0	23	349,900	403,749
King Township													
April 2010	3	37.5	4	50.0	0	0.0	1	12.5	0	0.0	8	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	3	17.6	8	47.1	0	0.0	4	23.5	2	11.8	17	422,990	570,639
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Markham													
April 2010	0	0.0	3	5.7	9	17.0	40	75.5	1	1.9	53	607,990	586,345
April 2009	6	3.8	40	25.5	12	7.6	95	60.5	4	2.5	157	547,990	554,207
Year-to-date 2010	6	2.0	49	16.7	59	20.1	170	58.0	9	3.1	293	532,990	550,575
Year-to-date 2009	30	5.0	122	20.3	137	22.8	303	50.4	9	1.5	601	508,990	532,728
Newmarket													
April 2010	11	22.0	16	32.0	4	8.0	18	36.0	1	2.0	50	446,450	475,983
April 2009	13	81.3	1	6.3	2	12.5	0	0.0	0	0.0	16	363,990	377,865
Year-to-date 2010	38	31.7	38	31.7	18	15.0	25	20.8	1	0.8	120	433,900	449,079
Year-to-date 2009	90	75.6	12	10.1	13	10.9	4	3.4	0	0.0	119	357,990	383,947
Richmond Hill													
April 2010	1	2.5	13	32.5	2	5.0	22	55.0	2	5.0	40	534,900	538,509
April 2009	0	0.0	1	6.3	4	25.0	10	62.5	1	6.3	16	510,990	554,489
Year-to-date 2010	2	2.4	32	38.1	12	14.3	36	42.9	2	2.4	84	474,445	519,010
Year-to-date 2009	0	0.0	8	11.9	16	23.9	27	40.3	16	23.9	67	531,990	647,848
Vaughan													
April 2010	2	1.4	18	12.2	8	5.4	110	74.3	10	6.8	148	596,400	597,643
April 2009	1	0.8	18	14.2	9	7.1	91	71.7	8	6.3	127	565,990	584,443
Year-to-date 2010	9	1.3	50	7.4	48	7.1	530	78.4	39	5.8	676	594,990	596,506
Year-to-date 2009	7	1.5	60	12.8	34	7.3	326	69.8	40	8.6	467	564,990	594,073
Whitchurch-Stouffville													
April 2010	25	41.0	21	34.4	10	16.4	5	8.2	0	0.0	61	409,990	413,967
April 2009	1	4.0	18	72.0	5	20.0	0	0.0	1	4.0	25	431,425	458,972
Year-to-date 2010	72	38.1	61	32.3	38	20.1	16	8.5	2	1.1	189	416,990	427,006
Year-to-date 2009	9	6.7	52	38.8	48	35.8	14	10.4	11	8.2	134	459,580	490,278

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
April 2010	11	13.3	18	21.7	17	20.5	28	33.7	9	10.8	83	467,900	566,192
April 2009	32	31.7	19	18.8	23	22.8	19	18.8	8	7.9	101	440,900	497,430
Year-to-date 2010	64	19.8	55	17.0	47	14.5	115	35.5	43	13.3	324	499,900	557,950
Year-to-date 2009	133	22.8	130	22.3	104	17.8	166	28.4	51	8.7	584	460,400	511,643
Brampton													
April 2010	11	15.9	16	23.2	17	24.6	23	33.3	2	2.9	69	465,900	484,193
April 2009	32	38.1	17	20.2	19	22.6	16	19.0	0	0.0	84	423,945	443,288
Year-to-date 2010	64	27.8	53	23.0	40	17.4	68	29.6	5	2.2	230	447,900	466,979
Year-to-date 2009	131	27.3	123	25.7	91	19.0	125	26.1	9	1.9	479	440,900	463,099
Caledon													
April 2010	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	1	11.1	1	11.1	5	55.6	2	22.2	9	--	--
Year-to-date 2009	1	6.7	0	0.0	1	6.7	8	53.3	5	33.3	15	600,000	784,213
Mississauga													
April 2010	0	0.0	1	9.1	0	0.0	5	45.5	5	45.5	11	650,000	925,873
April 2009	0	0.0	2	12.5	4	25.0	3	18.8	7	43.8	16	626,950	750,263
Year-to-date 2010	0	0.0	1	1.2	6	7.1	42	49.4	36	42.4	85	650,000	783,870
Year-to-date 2009	1	1.1	7	7.8	12	13.3	33	36.7	37	41.1	90	605,400	724,577
Halton Region													
April 2010	40	27.2	62	42.2	20	13.6	22	15.0	3	2.0	147	420,900	465,339
April 2009	34	22.4	26	17.1	29	19.1	39	25.7	24	15.8	152	480,900	653,505
Year-to-date 2010	70	16.3	131	30.5	123	28.6	66	15.3	40	9.3	430	450,900	585,573
Year-to-date 2009	117	20.6	109	19.2	104	18.3	163	28.7	75	13.2	568	469,945	621,083
Burlington													
April 2010	0	0.0	5	55.6	3	33.3	0	0.0	1	11.1	9	--	--
April 2009	2	5.4	10	27.0	10	27.0	10	27.0	5	13.5	37	485,000	651,803
Year-to-date 2010	1	1.4	25	36.2	32	46.4	7	10.1	4	5.8	69	453,990	580,818
Year-to-date 2009	17	12.5	34	25.0	30	22.1	41	30.1	14	10.3	136	485,495	601,698
Halton Hills													
April 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
April 2009	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Year-to-date 2010	0	0.0	2	14.3	2	14.3	3	21.4	7	50.0	14	724,950	714,827
Year-to-date 2009	0	0.0	4	23.5	0	0.0	12	70.6	1	5.9	17	650,000	614,309
Milton													
April 2010	40	35.1	57	50.0	16	14.0	1	0.9	0	0.0	114	413,400	417,351
April 2009	32	47.8	16	23.9	14	20.9	4	6.0	1	1.5	67	409,900	428,836
Year-to-date 2010	69	26.3	104	39.7	79	30.2	7	2.7	3	1.1	262	425,900	436,879
Year-to-date 2009	92	36.8	71	28.4	55	22.0	28	11.2	4	1.6	250	423,400	447,813
Oakville													
April 2010	0	0.0	0	0.0	1	4.8	20	95.2	0	0.0	21	594,990	587,198
April 2009	0	0.0	0	0.0	5	11.1	22	48.9	18	40.0	45	659,990	988,624
Year-to-date 2010	0	0.0	0	0.0	10	11.8	49	57.6	26	30.6	85	620,000	1,026,470
Year-to-date 2009	8	4.8	0	0.0	19	11.5	82	49.7	56	33.9	165	637,490	900,290

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
April 2010	69	48.6	22	15.5	14	9.9	34	23.9	3	2.1	142	412,150	431,958
April 2009	112	71.8	14	9.0	9	5.8	19	12.2	2	1.3	156	336,990	366,503
Year-to-date 2010	223	46.5	52	10.8	54	11.3	141	29.4	10	2.1	480	420,990	437,619
Year-to-date 2009	389	65.5	41	6.9	71	12.0	79	13.3	14	2.4	594	354,317	392,860
Ajax													
April 2010	7	19.4	1	2.8	3	8.3	25	69.4	0	0.0	36	543,325	513,430
April 2009	18	45.0	4	10.0	5	12.5	13	32.5	0	0.0	40	419,400	430,122
Year-to-date 2010	20	14.1	4	2.8	19	13.4	98	69.0	1	0.7	142	541,100	522,056
Year-to-date 2009	44	31.4	15	10.7	45	32.1	36	25.7	0	0.0	140	477,700	458,320
Brock													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
April 2010	26	81.3	3	9.4	1	3.1	0	0.0	2	6.3	32	318,445	351,066
April 2009	40	87.0	3	6.5	1	2.2	2	4.3	0	0.0	46	281,945	309,008
Year-to-date 2010	77	83.7	8	8.7	2	2.2	2	2.2	3	3.3	92	321,400	346,780
Year-to-date 2009	104	78.8	6	4.5	7	5.3	12	9.1	3	2.3	132	304,740	344,647
Oshawa													
April 2010	18	78.3	3	13.0	1	4.3	1	4.3	0	0.0	23	359,900	361,250
April 2009	32	86.5	3	8.1	2	5.4	0	0.0	0	0.0	37	318,990	329,462
Year-to-date 2010	67	72.0	11	11.8	8	8.6	7	7.5	0	0.0	93	349,900	356,421
Year-to-date 2009	114	85.1	8	6.0	10	7.5	2	1.5	0	0.0	134	326,945	336,620
Pickering													
April 2010	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
April 2009	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	13	92.9	1	7.1	14	621,660	659,516
Year-to-date 2009	0	0.0	0	0.0	5	20.0	13	52.0	7	28.0	25	624,900	659,960
Scugog													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	2	25.0	1	12.5	4	50.0	1	12.5	8	--	--
Year-to-date 2009	13	54.2	1	4.2	2	8.3	8	33.3	0	0.0	24	384,400	421,184
Whitby													
April 2010	18	38.3	15	31.9	9	19.1	4	8.5	1	2.1	47	420,990	436,799
April 2009	20	71.4	4	14.3	1	3.6	2	7.1	1	3.6	28	353,445	387,335
Year-to-date 2010	59	45.0	27	20.6	24	18.3	17	13.0	4	3.1	131	420,990	434,272
Year-to-date 2009	114	82.0	11	7.9	2	1.4	8	5.8	4	2.9	139	334,990	374,000

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
April 2010	28	90.3	1	3.2	1	3.2	1	3.2	0	0.0	31	349,990	363,785
April 2009	20	74.1	2	7.4	3	11.1	2	7.4	0	0.0	27	335,990	351,516
Year-to-date 2010	123	91.8	5	3.7	3	2.2	3	2.2	0	0.0	134	339,990	337,553
Year-to-date 2009	65	66.3	10	10.2	10	10.2	10	10.2	3	3.1	98	359,900	397,876
Bradford West Gwillimbury													
April 2010	21	95.5	1	4.5	0	0.0	0	0.0	0	0.0	22	369,990	365,263
April 2009	8	88.9	0	0.0	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2010	66	93.0	5	7.0	0	0.0	0	0.0	0	0.0	71	349,990	350,999
Year-to-date 2009	47	75.8	5	8.1	7	11.3	1	1.6	2	3.2	62	355,990	388,273
Town of Mono													
April 2010	2	50.0	0	0.0	1	25.0	1	25.0	0	0.0	4	--	--
April 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2010	6	50.0	0	0.0	3	25.0	3	25.0	0	0.0	12	424,950	438,630
Year-to-date 2009	0	0.0	0	0.0	1	16.7	5	83.3	0	0.0	6	--	--
New Tecumseth													
April 2010	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
April 2009	11	84.6	1	7.7	0	0.0	1	7.7	0	0.0	13	269,990	295,869
Year-to-date 2010	44	100.0	0	0.0	0	0.0	0	0.0	0	0.0	44	289,990	287,306
Year-to-date 2009	14	82.4	1	5.9	0	0.0	2	11.8	0	0.0	17	288,990	315,686
Orangeville													
April 2010	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2009	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2010	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2009	4	30.8	4	30.8	2	15.4	2	15.4	1	7.7	13	427,900	456,106
Toronto CMA													
April 2010	133	18.4	159	22.0	76	10.5	295	40.8	60	8.3	723	493,900	567,370
April 2009	140	17.8	142	18.1	95	12.1	326	41.5	83	10.6	786	508,945	569,622
Year-to-date 2010	430	16.0	429	15.9	372	13.8	1,127	41.8	335	12.4	2,693	520,900	608,416
Year-to-date 2009	531	16.9	525	16.7	533	17.0	1,169	37.2	382	12.2	3,140	499,900	570,320
Oshawa CMA													
April 2010	62	60.8	21	20.6	11	10.8	5	4.9	3	2.9	102	379,490	392,867
April 2009	92	82.9	10	9.0	4	3.6	4	3.6	1	0.9	111	315,990	335,584
Year-to-date 2010	203	64.2	46	14.6	34	10.8	26	8.2	7	2.2	316	357,945	385,888
Year-to-date 2009	332	82.0	25	6.2	19	4.7	22	5.4	7	1.7	405	329,900	352,065
Greater Toronto Area													
April 2010	167	20.8	184	22.9	89	11.1	299	37.2	64	8.0	803	477,990	554,420
April 2009	214	23.6	160	17.6	106	11.7	338	37.3	89	9.8	907	490,900	550,826
Year-to-date 2010	511	17.4	495	16.8	435	14.8	1,157	39.3	346	11.8	2,944	504,900	596,213
Year-to-date 2009	815	22.7	574	16.0	572	16.0	1,222	34.1	400	11.2	3,583	486,990	551,557

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2010						
Submarket	**April 2010**	**April 2009**	**% Change**	**YTD 2010**	**YTD 2009**	**% Change**
Toronto City	1,390,551	704,038	97.5	1,243,857	859,743	44.7
Toronto	--	--	n/a	1,385,828	1,286,925	7.7
East York	--	--	n/a	1,069,000	999,533	6.9
Etobicoke	--	--	n/a	1,512,644	902,733	67.6
North York	1,839,984	737,092	149.6	1,554,895	867,611	79.2
Scarborough	--	508,932	n/a	505,718	500,701	1.0
York	--	--	n/a	--	588,600	n/a
York Region	544,348	544,920	-0.1	547,649	540,338	1.4
Aurora	730,352	486,918	50.0	649,276	522,793	24.2
East Gwillimbury	--	--	n/a	496,794	636,965	-22.0
Georgina Township	--	--	n/a	452,991	403,749	12.2
King Township	--	--	n/a	570,639	--	n/a
Markham	586,345	554,207	5.8	550,575	532,728	3.4
Newmarket	475,983	377,865	26.0	449,079	383,947	17.0
Richmond Hill	538,509	554,489	-2.9	519,010	647,848	-19.9
Vaughan	597,643	584,443	2.3	596,506	594,073	0.4
Whitchurch-Stouffville	413,967	458,972	-9.8	427,006	490,278	-12.9
Peel Region	566,192	497,430	13.8	557,950	511,643	9.1
Brampton	484,193	443,288	9.2	466,979	463,099	0.8
Caledon	--	--	n/a	--	784,213	n/a
Mississauga	925,873	750,263	23.4	783,870	724,577	8.2
Halton Region	465,339	653,505	-28.8	585,573	621,083	-5.7
Burlington	--	651,803	n/a	580,818	601,698	-3.5
Halton Hills	--	--	n/a	714,827	614,309	16.4
Milton	417,351	428,836	-2.7	436,879	447,813	-2.4
Oakville	587,198	988,624	-40.6	1,026,470	900,290	14.0
Durham Region	431,958	366,503	17.9	437,619	392,860	11.4
Ajax	513,430	430,122	19.4	522,056	458,320	13.9
Brock	--	--	n/a	--	--	n/a
Clarington	351,066	309,008	13.6	346,780	344,647	0.6
Oshawa	361,250	329,462	9.6	356,421	336,620	5.9
Pickering	--	--	n/a	659,516	659,960	-0.1
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	--	421,184	n/a
Whitby	436,799	387,335	12.8	434,272	374,000	16.1
Remainder of Toronto CMA	363,785	351,516	3.5	337,553	397,876	-15.2
Bradford West Gwillimbury	365,263	--	n/a	350,999	388,273	-9.6
Town of Mono	--	--	n/a	438,630	--	n/a
New Tecumseth	--	295,869	n/a	287,306	315,686	-9.0
Orangeville	--	--	n/a	--	456,106	n/a
Toronto CMA	567,370	569,622	-0.4	608,416	570,320	6.7
Oshawa CMA	392,867	335,584	17.1	385,888	352,065	9.6
Greater Toronto Area (GTA)	554,420	550,826	0.7	596,213	551,557	8.1

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto April 2010										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	2,670	-47.4	4,461	10,360	11,769	37.9	343,632	-8.2	361,059
	February	4,116	-31.6	5,255	10,360	11,507	45.7	361,361	-5.4	357,351
	March	6,171	-6.9	6,105	13,357	11,639	52.5	362,050	-4.8	371,444
	April	8,107	-7.5	6,624	12,995	10,240	64.7	385,641	-3.3	378,076
	May	9,589	1.9	7,268	13,686	10,862	66.9	395,609	-0.6	385,567
	June	10,951	27.4	8,225	13,357	11,177	73.6	403,918	2.0	390,647
	July	9,967	27.6	8,157	12,174	11,235	72.6	395,414	6.5	399,984
	August	8,042	27.3	8,363	10,646	11,615	72.0	387,899	6.3	400,183
	September	8,196	27.9	8,251	12,185	10,289	80.2	406,877	10.3	406,605
	October	8,453	64.2	8,500	11,532	11,065	76.8	423,507	20.0	410,790
	November	7,452	104.7	8,962	9,938	12,048	74.4	418,502	13.5	412,615
	December	5,541	115.2	9,084	5,506	12,652	71.8	411,931	14.0	432,501
2010	January	4,986	86.7	8,688	10,021	12,037	72.2	409,058	19.0	434,329
	February	7,291	77.1	9,503	12,726	14,090	67.4	431,509	19.4	436,283
	March	10,434	69.1	9,701	18,937	15,632	62.1	434,693	20.1	443,913
	April	10,897	34.4	8,771	20,689	15,626	56.1	437,566	13.5	433,007
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	12,957	-26.9		34,077			358,036	-5.6	
	Q1 2010	22,711	75.3		41,684			428,043	19.6	
	YTD 2009	21,064	-20.5		47,072			368,660	-4.4	
	YTD 2010	33,608	59.6		62,373			431,131	16.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
April 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	350	-36.8	542	1,348	1,344	40.3	257,095	5.5	265,229
	February	506	-34.3	574	1,212	1,275	45.0	263,838	-2.8	265,347
	March	694	-15.8	630	1,550	1,246	50.6	263,970	-4.2	263,409
	April	843	-14.8	687	1,472	1,177	58.3	269,596	-2.2	269,311
	May	1,026	-2.4	743	1,546	1,173	63.4	278,592	-1.5	271,997
	June	1,115	15.4	835	1,468	1,274	65.5	281,765	-0.5	273,699
	July	1,033	15.8	865	1,313	1,343	64.4	285,247	3.7	281,433
	August	876	17.4	834	1,169	1,218	68.5	278,480	2.8	279,338
	September	825	9.3	873	1,311	1,220	71.6	282,308	5.2	282,551
	October	858	49.0	915	1,191	1,231	74.4	288,986	9.1	288,522
	November	695	69.9	891	986	1,340	66.4	286,497	6.5	287,962
	December	507	91.3	965	547	1,486	65.0	286,724	9.1	294,312
2010	January	532	52.0	828	1,120	1,115	74.3	289,195	12.5	298,363
	February	819	61.9	934	1,481	1,565	59.7	286,635	8.6	288,492
	March	1,111	60.1	1,018	2,019	1,625	62.6	306,171	16.0	305,624
	April	1,184	40.5	962	2,052	1,638	58.7	304,451	12.9	304,368
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	1,550	-27.8		4,110			262,374	-1.3	
	Q1 2010	2,462	58.8		4,620			296,004	12.8	
	YTD 2009	2,393	-23.7		5,582			264,918	-1.5	
	YTD 2010	3,646	52.4		6,672			298,747	12.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
April 2010

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	2,910	8.0	68.8	854
	February	627	5.00	5.79	146.4	113.2	2,905	8.7	69.0	850
	March	613	4.50	5.55	145.9	113.8	2,900	9.1	69.1	850
	April	596	3.90	5.25	145.0	113.1	2,903	9.2	69.1	850
	May	596	3.90	5.25	144.6	113.9	2,897	9.3	68.9	850
	June	631	3.75	5.85	144.6	114.0	2,877	9.7	68.6	856
	July	631	3.75	5.85	144.7	113.6	2,863	10.0	68.4	856
	August	631	3.75	5.85	145.0	113.6	2,867	10.0	68.4	855
	September	610	3.70	5.49	145.7	113.7	2,880	9.6	68.2	857
	October	630	3.80	5.84	146.2	114.0	2,889	9.4	68.1	858
	November	616	3.60	5.59	147.0	114.4	2,898	9.3	68.1	860
	December	610	3.60	5.49	148.0	113.9	2,905	9.4	68.2	856
2010	January	610	3.60	5.49	148.9	114.5	2,915	9.4	68.4	856
	February	604	3.60	5.39	147.8	115.1	2,916	9.4	68.3	860
	March	631	3.60	5.85	147.9	115.3	2,919	9.4	68.2	860
	April	655	3.80	6.25		115.8	2,916	9.5	68.0	863
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
April 2010

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	183.0	8.2	68.5	848
	February	627	5.00	5.79	146.4	113.2	180.0	8.3	67.4	851
	March	613	4.50	5.55	145.9	113.8	177.9	8.5	66.7	853
	April	596	3.90	5.25	145.0	113.1	177.2	7.8	65.8	861
	May	596	3.90	5.25	144.6	113.9	177.5	8.0	65.9	869
	June	631	3.75	5.85	144.6	114.0	177.9	8.4	66.3	865
	July	631	3.75	5.85	144.7	113.6	178.6	9.6	67.3	868
	August	631	3.75	5.85	145.0	113.6	180.8	9.8	68.1	879
	September	610	3.70	5.49	145.7	113.7	183.1	9.2	68.5	894
	October	630	3.80	5.84	146.2	114.0	182.5	9.2	68.1	907
	November	616	3.60	5.59	147.0	114.4	180.4	9.3	67.3	906
	December	610	3.60	5.49	148.0	113.9	178.5	9.9	67.0	900
2010	January	610	3.60	5.49	148.9	114.5	179.1	10.4	67.4	891
	February	604	3.60	5.39	147.8	115.1	181.2	10.3	68.1	878
	March	631	3.60	5.85	147.9	115.3	183.0	10.3	68.6	876
	April	655	3.80	6.25		115.8	185.2	9.6	68.7	871
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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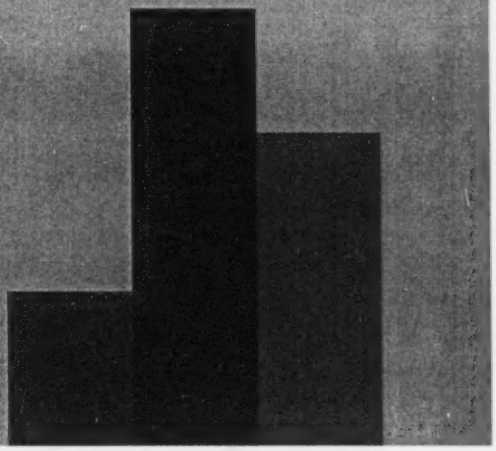

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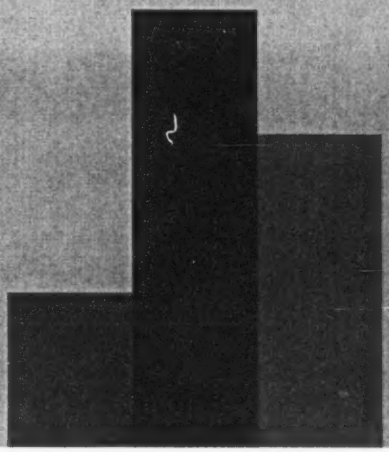

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